DOO NOVI TRADING NS
Broj 57
Datum 24.04.2023 god
ZMAJEVO

UGOVOR O ZAKUPU POSLOVNOG PROSTORA	COMMERCIAL LEASE AGREEMENT
1. NOVI TRADING NS DOO Zmajevo, MB: 08725152, PIB: 100715874, sa sedištem na adresi Maršala Tita bb, Zmajevo, koje u funkciji direktora zastupa Marko Hristić (u daljem tekstu Zakupodavac).	1. NOVI TRADING NS DOO Zmajevo, reg. number: 21712159, TIN: 112642507, with its registered office at Maršala Tita bb, Zmajevo, represented by Marko Hristić as the Director (hereinafter referred to as the Lessor).
2. China Civil Engineering Construction Corporation Balkan Ogranak Beograd, MB: 29507031, PIB: 109874997, sa sedištem na adresi Batajnicki drum, 3 deo 6a, 11080 Zemun , Beograd, koje u fukciji zastupnika ogranka stranog pravnog lica zastupa Zhongzheng Chen, koga zastupa Xue Hongxi, po punomoćju od 31.12.2021. godine (u daljem tekstu CCECC ili Zakupac)	2. China Civil Engineering Construction Corporation Balkan Ogranak Beograd, the Branch office of a foreign legal entity, reg. number: 29507031, TIN: 109874997, with its registered seat at Batajnicki drum, 3 deo 6a, 11080 Zemun , Belgrade , represented by Mr. Zhongzheng Chen, who is represented by Mr. Xue Hongxi by power of attorney from 31st December 2021. (hereinafter referred to as the Lessee);
Predmet ovog Ugovora je nekretnina na adresi Ivana Milutinovića br. 70, Zmajevo - sprat.	The subject to this Contract is the Real Estate at the street Ivana Milutinovića no. 70, Zmajevo - floor.
ČLAN 1.	**ARTICLE 1**
Zakupodavac izdaje Zakupcu objekat koji se sastoji od svih prostorija, kuhinje, trpezarija i ostave, sve u površini od 420 m2 (u daljem tekstu „Nekretnine“).	The Lessor shall rent to the Lessee furnished house facility consisted of all rooms, kitchen, restaurant halls and the storage, all in surface of 420 m2 (hereinafter “Real Estate”).
ČLAN 2.	**ARTICLE 2**
Zakupac će dati nekretninu u zakup radi poslovanja na projektu pruge Novi	The Lessee shall lease the Real Estate due to perform its work on the Novi

Sad-Subotica i ova ekspozitura će preduzimati sledeće radnje isključivo u smislu izvođenja radova niskogradnje i pruge i nema pravo da menja strukturu prostora Nekretnine bez prethodne saglasnosti Zakupodavca. Zakupac će održavati nekretninu i higijenu u ispravnom stanju kao dobar domaćin.	Sad-Subotica railway project and this branch office will undertake the following actions exclusively in terms of the execution of works on Civil and Track Engineering and has no right to modify the main structure of the Real Estate without prior consent of the Lessor. The Lessee shall maintain the Real Estate and hygiene in proper condition like a good host.
Takođe, Zakupac će snositi troškove započete od 1. siječnja 2024. godine u vezi sa redovnim i neredovnim popravkama, tekuće održavanje, kao i troškove popravke trenutno oštećenih objekata.	Furthermore, the Lessee shall cover the expenses started from the January 1st, 2024 related to the regular and irregular repairs, the current maintenance, as well as the repair costs of currently damaged facilities.
Zakupac je takođe dužan da preduzme sve mere zaštite od požara u celoj Nekretnini.	The Lessee is also obliged to take all fire protection measures in the entire Real Estate.
Zakupac će redovno održavati sistem protivpožarne zaštite (u skladu sa zakonom) u Nekretnini koji se sastoji od aparata za gašenje požara, hidranta, sistema za požarni alarm i drugih stvari koje su predmet sistema zaštite od požara.Zakupac snosi sve troškove i nema pravo na refundaciju za bilo kakva ulaganja.	The Lessee shall regularly maintain the fire protection system (as required by the law) in the Real Estate which consists of fire extinguishers, hydrants, fire alarm system and other things that are the subject of the fire protection system. The Lessee shall bear all the costs, and is not entitled to be refunded for any investments.
ČLAN 3.	**ARTICLE 3**
Ugovor se zaključuje na period od 12 meseci počev od 01.01.2024. godine, a mesečna cena najma je 5000 evra (ne uključujući porez). Zakupodavac ne naplaćuje nikakve	The Agreement is concluded for the period of 12 months commencing on January 1st, 2024 and the mothly renting price is 5000 euros (excluding tax). The lessor does not charge any fees and

naknade, a zakupac snosi odgovarajuće troškove za popravku, zaštitu, održavanje, vodu i struju Nekretnine	the lessee bears the corresponding expenses for the repair, protection, custody, water and electricity of the Real Estate
ČLAN 4.	**ARTICLE 4**
Zakupac ne može izdavati Nekretninu u podzakup.	The Lessee shall not sublease the Real Estate.
ČLAN 5.	**ARTICLE 5**
Zakupac je u obavezi da, počev od 01.01.2024. godine, plaćanje izvrši u jednoj rati u roku od 15 dana od računa izdatog od strane zakupca tokom druge polovine perioda zakupa (jun 2024-septembar 2024), koji obuhvataju: struju po računu, vodu, stambeno-komunalne usluge, odlaganje smeća, ekološke troškove, troškovi za uređenje postojećeg zemljišta, premije osiguranja i svi ostali redovni troškovi koji se odnose na predmet ovog Ugovora, a sve prema ispostavljenim računima.	The Lessee is obliged to, starting by January 1st, 2024, the Payment is made in one instalment within 15 days of the invoice issued by the tenant during the second half of the lease period (June 2024-September 2024), which includes: electricity according to the invoice, water, housing-utility services, garbage disposal, ecology fee, building land development fee, insurance premiums, and all other regular expenses, which relates to the subject of this Agreement, all according to the issued invoices.
Zakupodavac će plaćati gore navedene troškove po ispostavljenim fakturama i iste će prefakturisati zakupcu.	The Lessor will pay the above costs according to the issued invoices and will re – invoice them to the Lessee.
ČLAN 6.	**ARTICLE 6**
Ugovor o zakupu prestaje otkazom Zakupodavca ili Zakupca uz obavezu da Zakupac poslovni prostor preda u ispravnom i urednom stanju u kakvom ga je od Zakupodavca primio. Zakupodavac naročito ima pravo da otkaže ugovor o zakupu ukoliko se Zakupac ne pridržava svih obaveza iz ugovora. Otkazni rok je 30 (trideset) dana i počinje da teče od dana prijema	The Lease Agreement shall be terminated by giving a written notice of one Party to the other. In that case the Lessee shall hand-over the Real Estate in the correct and orderly condition in which it has been undertaken from the Lessor. In particular, the Lessor has right to cancel the Lease Agreement if the Lessee does not comply to all obligations under this

obaveštenja o otkazu druge Ugovorne strane. Ukoliko Zakupac nije u mogućnosti da nastavi ovaj Ugovor, Zakupac ima pravo da raskine Ugovor o zakupu. Otkazni rok je 30 (trideset) dana, počevši od dana kada je druga ugovorna strana primila obaveštenje.	Agreement. The notice period is 30 (thirty) days, starting from the date when the notice is received by the other Contracting Party. If the Lessee is unable to continue this Agreement, the Lessee has the right to cancel the Lease Agreement. The notice period is 30 (thirty) days, starting from the date when the notice is received by the other Contracting Party.
ČLAN 7.	**ARTICLE 7**
Za sve što nije regulisano ovim Ugovorom primenjuju se odredbe Zakona o obligacionim odnosima. U slučaju spora nadležan je Privredni sud u Novom Sadu.	The provisions of the Law on Contracts and Torts shall apply to everything that is not regulated by this Agreement. In the event of a dispute, the competent will be the Commercial court in Novi Sad.
Ovaj ugovor je sačinjen u 4 (četiri) istovetna primerka na dva jezika - srpskom i engleskom od kojih svaka strana zadržava po 2 (dva) primerka.	This contract is made in 4 (four) identical copies in two languages Serbian and English, 2 (two) of each belong to each Party.
U slučaju bilo kakve razlike izmedju srpske i engleske verzije Ugovora, srpska verzija ima prednost.	In case of any discrepancy between the Serbian and English version, the Serbian version shall prevail.
Stranke su ovaj Ugovor pročitale i razumele i u znak prihvatanja i odobrenja svojeručno ga potpisuju.	The Parties have read this Agreement, fully understand its content and sign by their own hand as their acceptance and approval.
U Novom Sadu, dana 01.01.2024. odine.	In Novi Sad, January 1st, 2024
Za Zakupodavca Marko Hristić Direktor	Za Zakupca Xue Hongxi Zastupnik ogranka stranog pravnog lica